

**CALHOUN PORT AUTHORITY  
SPECIAL MEETING  
February 22, 2016**

A special meeting of the Calhoun Port Authority was held on Monday, February 22, 2016 at 5:00 p.m. in the Calhoun Port Authority Board Room, Calhoun Port Authority Office, Point Comfort, Texas.

**Board Members attending were:**

Commissioner # 1 – Tony Holladay  
Commissioner # 2 – Dell R. Weathersby  
Commissioner # 3 – J. C. Melcher, Jr.  
Commissioner #4 – Randy L. Boyd  
Commissioner # 5 – Aron Luna  
Commissioner # 6 – H. C. Wehmeyer, Jr.

**Staff Members present were:**

Charles R. Hausmann – Port Director  
Sandra Witte – Port General Counsel  
Forrest Hawes – Deputy Port Director  
David Knuckey – Director of Engineering Services

**Others Present were:**

Kayla Meyers – The Wave  
Tommy Hunt – Formosa Plastics Corporation  
David Cason – Super Heavy Haul  
Andrew Peters – Fagioli Inc.  
Jack Wu – Formosa Plastics Corporation

**Agenda Item No. 1: Call to order.**

Board Chair Randy L. Boyd called the Special Meeting to order at approximately 5:00 p.m. He announced that the agenda of the meeting was posted in accordance with the provisions of the Texas Open Meetings Act.

**Agenda Item No. 5: Closed Session: As Authorized by Tex.Gov't Code 551.087 for the purpose of discussion regarding commercial information that the Port seeks to have locate, stay, or expand in or near the territory of the Port and with which the Port is conducting economic development negotiations;**

**As authorized by Tex.Gov't Code §551.072 for the purpose of discussion with respect to the purchase, exchange, lease or value of real property.**

**As authorized by Tex.Gov't Code §551.071(2) to seek the advice of its attorney.**

Board Chair Randy L. Boyd announced that as Authorized by Tex. Gov't Code 551.087 for the purpose of discussion regarding commercial information that the Port seeks to have locate, stay or expand in or near the territory of the Port and with which the Port is conducting economic development negotiations;

As Authorized by Tex. Gov't Code Section 551.072, for the purpose of discussion with respect to the purchase, exchange, lease or value of real property.

As Authorized by Tex. Gov't Code 551.071 (2) to seek the advice of its attorney.

Further that, "No action or consensus would be taken in closed session" The Board convened in Closed Session at 5:34 p.m.

**Agenda Item No. 6: Return to OPEN SESSION and take any action deemed necessary based upon discussion in closed meeting.**

The Board reconvened in Open Session at 6:22 p.m. Board Chair Randy L. Boyd announced that "No action or consensus had been taken in closed session".

Pursuant to further review and discussion, a motion was made by Board Secretary H. C. Wehmeyer, Jr. to accept Fagioli's proposed procedure of testing the dock to 600 pounds per square foot, with a 1.2 safety factor totaling 720 pounds per square foot, in order to confirm the structural capabilities of the dock, subject to Fagioli signing the Port's Indemnity Agreement holding Fagioli liable for any damages to the dock caused by the testing. The motion was seconded by Board Member Tony Holladay and the motion carried unanimously.

**Agenda Item No. 2: Review and Discussion Concerning the Addition of a Provision to the Tariff Regarding Damages to any of the Port Facilities by our Users.**

Pursuant to review by Legal Counsel, a motion was made by Board Member Dell R. Weathersby to add a provision to the tariff regarding damages to any of the Port Facilities by its Users. The motion was seconded by Board Member Tony Holladay and the motion carried unanimously.

**Agenda Item No.3: Review and Consideration of a Grazing Lease between the Calhoun Port Authority and the Alamo Beach Ltd. Partnership.**

No action was taken on this agenda item.

**Agenda Item No. 4: Review and Consideration of an Amendment to the Pelorus Terminal Point Comfort LLC Lease.**

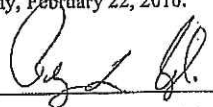
No action was taken on this agenda item.

**Agenda item No. 7: Review and Consideration of an Escrow Agreement between the Calhoun Port Authority and the Alamo Beach Ltd. Partnership.**

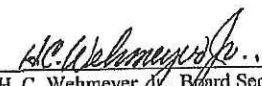
Pursuant to further review and discussion, a motion was made by Board Member J. C. Melcher, Jr. to approve the Escrow Agreement between the Calhoun Port Authority and the Alamo Beach Ltd. Partnership. The motion was seconded by Board Member Dell R. Weathersby and the motion carried unanimously.

**Agenda Item No. 8: Adjourn.**

There being no further business to be brought before the Board, a motion was duly made that the meeting be declared adjourned at 6:32 p.m. on Monday, February 22, 2016.

 4/13/16  
Randy L. Boyd, Board Chair

ATTEST:

  
H. C. Wehmeyer, Jr., Board Secretary

**CALHOUN PORT AUTHORITY  
REGULAR MEETING  
June 8, 2016**

A regular meeting of the Calhoun Port Authority was held on Wednesday, June 8, 2016 at 9:00 a.m. in the Calhoun Port Authority Board Room, Calhoun Port Authority Office, Point Comfort, Texas

**Board Members attending were:**

Commissioner # 1 – Tony Holladay  
Commissioner # 2 – Dell R. Weathersby  
Commissioner # 3 – J.C. Melcher, Jr.  
Commissioner # 5 – Aron Luna  
Commissioner # 6 – H. C. Wehmeyer, Jr.

**Staff Members present were:**

Charles R. Hausmann – Port Director  
Forrest Hawes – Deputy Port Director  
Wanda Roberts – Roberts, Roberts, Odefey & Witte  
Miranda Malek – Finance Assistant

**Others Present were:**

Kayla Meyers – The Wave  
Sandra Witte – Roberts, Roberts, Odefey & Witte  
Jack Wu – Formosa Plastics  
Russ Gregg – Pelorus Terminals  
Terry Bull - NST  
Steve Ferro – NST  
Michael Trusty – WSP  
Steve Payne – WSP  
Michael Pettijohn – HDR Engineering  
Terry Towder - NST

**Agenda Item No. 1: Call to Order:**

Board Secretary H.C. Wehmeyer, Jr. called the Regular Meeting to order at approximately 9:00 a.m. He announced that the agenda of the meeting was posted in accordance with the provisions of the Texas Open Meetings Act.

The Pledge of Allegiance was led by Board Secretary H. C. Wehmeyer, Jr.

**Agenda Item No. 2: Approve the minutes of the Tuesday, May 31, 2016 Special Meeting.**

The Board Members reviewed the minutes of the Tuesday, May 31, 2016 Special Meeting. Pursuant to further review and discussion, a motion was made by Board Member Tony Holladay to approve the minutes as presented. The motion was seconded by Board Member J. C. Melcher, Jr. and the motion carried unanimously.

**Agenda Item No. 3: Review and Consideration of Approval for Payment No. 01 (Final) and Project Close out of the Liquid Product Dock Fendering Installation Project.**

The Board Members reviewed a copy of a memorandum from Port Engineer David Knuckey for the liquid product fendering installation project. The project was complete and the contract had submitted the requested project close out documents in accordance with the contract. Pursuant to further review and discussion, a motion was made by Board Member Dell R. Weathersby to approve Payment No. 01 (Final)



in the amount of \$44,900.00 to Derrick Construction and Project Close out for the Liquid Pier Dock Fendering Installation. The motion was seconded by Board Member Tony Holladay and the motion carried unanimously.

**Agenda Item No. 4: Review and Consideration of Approval of Payment Nos. 05 & 06 (Final) and Project Close Out of the Cathodic Protection System 2016 Ground Bed Replacement Project.**

The Board Members reviewed documents for the final close out of the Cathodic Protection System 2016 Ground Bed Replacement Project. Pursuant to further review and discussion, a motion was made by Board Member Tony Holladay to approve the payments No. 05 & 06(Final) and Project Close Out of the Cathodic Protection System 2016 Ground Bed Replacement Project. The motion was seconded by Board Member J. C. Melcher, Jr. and the motion carried unanimously.

**Agenda Item No. 5: Review of Financial Reports: All Funds.**

Deputy Director Forrest Hawes presented the following financial information to the Board Members for Review:

Fund Balance Report as of May 31, 2016:

- 1.) Accounts Receivable Report as of May 31, 2016
- 2.) Mr. Hawes reported to the Board Members that the accounts receivable report specified that the accounts receivable were 93% current as May 31, 2016.

**Agenda Item No. 6: Approval of Disbursements and Transfers: All Funds**

The Board Members reviewed the June 8, 2016 Port Operations Account disbursements. Pursuant to review, a motion was made by Board Member Tony Holladay to approve disbursements and the corresponding transfers for June 8, 2016. The motion was seconded by Board Member Dell R. Weathersby and the motion carried that the disbursements and the corresponding transfers be approved.

<u>CHECK NO.</u>	<u>FUND ACCOUNT</u>	<u>AMOUNT</u>
<b><u>GROSS REVENUE FUND</u></b>		
2015-034	To Port Operations Fund	\$ 53,979.40
2015-036	To Port Operations Fund	46,164.89
2015-037	To Port Operations Fund	45,762.78
2015-038	To Port Operations Fund	441,505.44
	Total	\$ 587,412.51
<b><u>MAINTENANCE AND OPERATIONS FUND</u></b>		
2015-034	To Port Operations Fund	\$ 4,357.21
2015-036	To Port Operations Fund	3,709.16
2015-037	To Port Operations Fund	3,794.87
2015-038	To Port Operations Fund	24.22

Total \$ 11,885.46

**BUSINESS DEVELOPMENT FUND**

2015-038 To Port Operations Fund \$ 2,868.77

Total \$2,868.77

**DEPRECIATION & MAJOR REPAIR FUND**

**PORT EXPANSION GROSS REVENUE FUND**

**AN/NH3 OPERATING FUND**

2015-038 To Port Operations Fund \$ 252,838.54

Total \$ 252,838.54

**TOTAL TRANSFERS TO PORT OPERATIONS ACCOUNT \$ 855,005.28**

**INTERFUND TRANSFERS**

<u>DATE</u>	<u>FROM</u>	<u>TO</u>	<u>AMOUNT</u>
6/8/16	AN/NH3 Operating	AN/NH3 Dep. M/R	\$7,500.00
	Total		<u>\$7,500.00</u>

**Agenda Item No. 7: Port Director's Report.**

Charles Hausmann, Port Director, reported the following:

**A. Harbor Traffic Statistics for the month of May:**

That a total of 93 vessels had arrived at the public port facilities during the month of May; 31 deep draft arrivals and 62 inland barges and a total of 181 invoices were issued. Further, that 11 deep draft vessels were already on schedule for June arrival with two of the vessels taking on multiple products at multiple berths.

**B. Total revenue tons for the month of May were 325,601.3 short tons. Total tons for the first eleven months of fiscal year 2016 were 3,786,955.5.**

**Agenda Item No. 8: Public Comment.**

No action was taken on this agenda item.

**Agenda Item No. 9: Review and Consideration of Board Members Committee/Conference**

**Attendance.**

No action was taken on this agenda item.

**Agenda Item No. 10: Review and Consideration of a Draft Financial Cost Share Agreement (FCSA) for Matagorda Ship Channel, Texas.**

The Board Members reviewed a copy of the Draft Financial Cost Share (FCSA) and a copy of the Non-federal Sponsor's Self-certification of Financial Capability for Agreements. Once this agreement was entered into with the Corps, the feasibility study on widening and deepening the Matagorda Ship Channel to acquire a federal permit in which the Port and Federal Government would have a 25% / 75%

cost share would begin. The total amount the Port would be committing to was \$1,500,00.00 over a three year period and this dollar amount was half of the total estimated cost of the study. This course of action would be the process the Port would need to take if our 10/404 permit is not privately funded. Pursuant to further review and discussion a motion was made by Board Member Dell R. Weathersby to approve the Draft Financial Cost Share Agreement for the Matagorda Ship Channel, Texas. The motion was seconded by Board Member Tony Holladay and the motion carried unanimously.

**Agenda Item No. 11: Review and Consideration of an Amendment of Access Easement and Right of Way between the Calhoun Port Authority and AEP Texas Central Company.**

The Board Members reviewed a copy of an Amendment of Access Easement and Right of Way between the Calhoun Port Authority and AEP Texas Central Company. AEP had agreed to move their access road to the power substation located on the Joslin tract further to east to allow Castleman Energy to have more room and take in one of the old out buildings into their lease for equipment storage. Pursuant to further review and discussion, a motion was made by Board Member Tony Holladay to approve the amendment of Access Easement and Right of Way between the Calhoun Port Authority and AEP Texas Central Company. The motion was seconded by Board Member Dell R. Weathersby and the motion carried unanimously.

**Agenda item No. 13: Review and Consideration of Amending Tariff No. 003, Subrule 70, Item 445.**

The Board Members reviewed a copy of the proposed tariff amendment for Subrule 70, Item 445 for an increase in wharfage from \$0.32 to \$0.38 per short ton charged for certain chemicals that are shipped through the port. Pursuant to further review and discussion, a motion was made by Board member J. C. Melcher, Jr. to approve the amending of Tariff No. 003, Subrule 70, Item 445 from \$0.32 to \$0.38 per short ton. The motion was seconded by Board Member Tony Holladay and the motion carried unanimously.

**Agenda Item No. 14: Review and Consideration of Approval of Tax Resale Deed and Resolution for the Sale of Property Previously Bid in Trust to the County of Calhoun.**

The Board Members reviewed a copy of a letter from Noe Reyes requesting consideration of approval of the Tax Resale deeds and Resolutions providing for the sale of properties previously bid in trust to the County of Calhoun and a copy of the deed, resolution and map showing the location of the property located on the eastern side of Calhoun County. Pursuant to further review and discussion, a motion was made by Board Member Tony Holladay to approve the Tax Resale Deed and Resolution for the Sale of Property Previously Bid in Trust to the County of Calhoun. The motion was seconded by Board Member J. C. Melcher, Jr. and the motion carried unanimously.

**Agenda Item No. 15: Closed Session: As Authorized by Tex. Gov't Code 551.087 for the purpose of discussion regarding commercial information that the Port seeks to have locate, stay or expand in or near the territory of the Port and with which the Port is conducting economic development negotiations:**

**As authorized by Tex.Gov't Code §551.072 for the purpose of discussion with respect to the purchase, exchange, lease or value of real property.**

**As authorized by Tex.Gov't Code §551.071(2) to seek the advice of its attorney.**



Board Secretary H. C. Wehmeyer, Jr. announced that as Authorized by Tex. Gov't Code 551.087 for the purpose of discussion regarding commercial information that the Port seeks to have locate, stay or expand in or near the territory of the Port and with which the Port is conducting economic development negotiations;

As Authorized by Tex. Gov't Code Section 551.072, for the purpose of discussion with respect to the purchase, exchange, lease or value of real property.

As Authorized by Tex Gov't Code 551.071(2) to seek the advice of its attorney.

Further that, "No action or consensus would be taken in closed session" The Board convened in Closed Session at 9:22 a.m.

**Agenda Item No. 16: Return to OPEN SESSION and take any action deemed necessary based upon discussion in closed meeting.**

The Board reconvened in Open Session at 10:37 a.m. Board Secretary H. C. Wehmeyer, Jr. announced that "No action or consensus had been taken in closed session".

**Agenda Item No. 12: Review and Consideration of a Proposal to Perform Environmental Consulting Services and Corps of Engineers Permitting for Proposed Dredging and Disposal, Barge Dock Bulkhead & Mitigation from Belaire Environmental, Inc.**

The Board Members reviewed a copy of the proposal from Belaire Environmental Inc. to do the permitting work and environmental consulting on the shore line where the Port Authority intended to develop additional bulkhead for fleeting barges. The work needed to be completed so the Port's Engineer could begin developing plans and specifications for the design of the bulkhead and dredging project. This project was estimated to cost between \$118,000.00 and \$165,000.00 for all actions Belaire Environmental would perform. Pursuant to further review and discussion, a motion was made by Board Member J. C. Melcher, Jr. to approve the proposal from Belaire Environmental to perform environmental consulting services and Corps of Engineers Permitting for the proposed dredging and disposal, Barge Dock Bulkhead and mitigation. The motion was seconded by Board Member Tony Holladay with the amendment that Board Secretary H. C. Wehmeyer, Jr. be allowed to sign the necessary documentation in the absence of Board Chair Randy L. Boyd. The motion carried unanimously as amended.

**Agenda Item No. 17: Review and Consideration of a Memorandum of Understanding between the Calhoun Port Authority and a Potential Port Customer.**

The Board Members reviewed a copy of the Memorandum of Understanding. Pursuant to further review and discussion, a motion was made by Board Member Dell R. Weathersby to approve the entering into a Memorandum of Understanding between the Calhoun Port Authority and a Potential Port Customer. Board Member Tony Holladay seconded the motion with an amendment the original motion to include permission for Board Chair H. C. Wehmeyer, Jr. to sign in Board Chair Randy L. Boyd's absence and the motion carried unanimously.

Board Member J. C. Melcher, Jr. made a motion to allow Port Legal Counsel to proceed with the property purchase of all tracts. Board Member Tony Holladay seconded the motion and the motion carried unanimously.

What can we find out about this?

Agenda Item No. 18: Adjourn.

There being no further business to be brought before the Board, a motion was duly made that the meeting be declared adjourned at approximately 10:40 a.m. on Wednesday, June 8, 2016.

 6/17/16

Randy L. Boyd, Board Chair

ATTEST:

  
H. C. Wehmeyer, Jr., Board Secretary



**CALHOUN PORT AUTHORITY  
REGULAR MEETING  
January 11, 2017**

A regular meeting of the Calhoun Port Authority was held on Wednesday, January 11, 2017 at 9:00 a.m. in the Calhoun Port Authority Board Room, Calhoun Port Authority Office, Point Comfort, Texas

**Board Members attending were:**

Commissioner # 1 – Tony Holladay  
Commissioner # 2 – Dell R. Weathersby  
Commissioner # 3 – J.C. Melcher, Jr.  
Commissioner # 4 – Randy L. Boyd  
Commissioner # 5 – Aron Luna  
Commissioner # 6 – H. C. Wehmeyer, Jr.

**Staff Members present were:**

Charles R. Hausmann – Port Director  
Forrest Hawes – Deputy Port Director  
Wanda Roberts – Roberts, Roberts, Odefey & Witte  
Lori Hammack – Administrative Assistant

**Others Present were:**

Kayla Meyers – The Wave  
Jack Wu – Formosa Plastics Corporation  
Mona Johnson – eSparc  
Samantha Hon – eSparc  
Roy Hart – Castleman  
Jim Burnett – Port Comfort Power  
Mike Pettijohn – HDR Engineering  
Mickey Sappington – G&W Engineers, Inc.

**Agenda Item No. 1: Call to Order:**

Board Chair Randy L. Boyd called the Regular Meeting to order at approximately 9:00 a.m. He announced that the agenda of the meeting was posted in accordance with the provisions of the Texas Open Meetings Act.

The Pledge of Allegiance was led by Board Chair Randy L. Boyd.

**Agenda Item No. 2: Approve the minutes of the Wednesday, December 14, 2016 Regular Meeting and the Tuesday, December 20, 2016 Special Meeting.**

The Board Members reviewed the minutes of the Wednesday, December 14, 2016 Regular Meeting and the Tuesday, December 20, 2016 Special Meeting. Pursuant to further review and discussion, a motion was made by Board Member Tony Holladay to approve the minutes with the discussed amendment. The motion was seconded by Board Secretary H. C. Wehmeyer, Jr. and the motion carried unanimously.

**Agenda Item No. 3: Review of Financial Reports: All Funds.**

Deputy Director Forrest Hawes presented the following financial information to the Board Members for Review:

Fund Balance Report as of December 31, 2016:

- 1.) Accounts Receivable Report as of December 31, 2016
- 2.) Mr. Hawes reported to the Board Members that the accounts receivable report specified that the accounts receivable were 92% current as of December 31, 2016.

**Agenda Item No. 4: Approval of Disbursements and Transfers: All Funds**

The Board Members reviewed the January 11, 2017 Port Operations Account disbursements. Pursuant to review, a motion was made by Board Member Tony Holladay to approve disbursements and the corresponding transfers for January 11, 2017. The motion was seconded by Board Secretary H. C. Wehmeyer, Jr. and the motion carried that the disbursements and the corresponding transfers be approved.

<u>CHECK NO.</u>	<u>FUND ACCOUNT</u>	<u>AMOUNT</u>
<b><u>GROSS REVENUE FUND</u></b>		
2017-021	To Port Operations Fund	\$ 57,065.81
2017-023	To Port Operations Fund	21,489.35
2017-022	To Port Operations Fund	50,500.45
2017-025	To Port Operations Fund	136,885.29
	Total	\$ 265,940.90
<b><u>MAINTENANCE AND OPERATIONS FUND</u></b>		
2017-021	To Port Operations Fund	\$ 4,940.20
2017-023	To Port Operations Fund	1,430.91
2017-022	To Port Operations Fund	4,291.06
2017-025	To Port Operations Fund	577.14
	Total	\$ 11,239.31
<b><u>BUSINESS DEVELOPMENT FUND</u></b>		
2017-025	To Port Operations Fund	\$ 1,338.33
	Total	\$ 1,338.33
<b><u>DEPRECIATION &amp; MAJOR REPAIR FUND</u></b>		
	To Port Operations Fund	
	Total	
<b><u>AN/NH3 OPERATING FUND</u></b>		
2017-025	To Port Operations Fund	\$ 29,708.52
	Total	\$ 29,708.52
<b>TOTAL TRANSFERS TO PORT OPERATIONS ACCOUNT</b>		<b>\$ 308,227.06</b>

**INTERFUND TRANSFERS**

DATE	FROM	TO	AMOUNT
1/11/17	AN/NH3 Operating	AN/NH3 Dep. M/R	\$7,500.00
	Total		<u>\$7,500.00</u>

**Agenda Item No. 5: Port Director's Report.**

Charles Hausmann, Port Director, reported the following:

A. Harbor Traffic Statistics for the month of December:

That a total of 87 vessels had arrived at the public port facilities during the month of December; 21 deep draft arrivals and 66 inland barges and a total of 148 invoices were issued. Further, that 13 deep draft vessels were already on schedule for January arrival.

B. Total revenue tons for the month of December were 268,776.31 short tons. The total for the first six months of FY 2017 was 1,877,889.2 short tons.

C. NST Point Comfort Terminals had moved 3,265.81 short tons of condensate during December.

D. The arm for NGL would be set on the liquid pier south in January 23-25, 2017.

E. Point Comfort Power was continuing to work on their lease site.

**Agenda Item No. 6: Public Comment.**

No action was taken on this agenda item.

**Agenda Item No. 7: Review and Consideration of Board Members Committee/Conference Attendance.**

No action was taken on this agenda item.

**Agenda Item No. 8: Review and Consideration of the Retention of Harrison, Waldrop & Uherek, L.L.P. for the Preparation of the FY 2017 Annual Audit Report and Financial Statement.**

The Board Members reviewed a copy of the proposed retention letter from the independent accounting firm of Harrison, Waldrop & Uherek L.L.P. for the preparation of the Fiscal Year 2017 audit report and financial statement for the Calhoun Port Authority. The fee proposed for the FY 2017 was \$22,650 which is the same fee as in prior years. Pursuant to further review and discussion, a motion was made by Board Member J. C. Melcher, Jr. to approve the retention of Harrison, Waldrop & Uherek, L.L.P. for the preparation of the FY2017 Annual Audit Report and Financial Statement. The motion was seconded by Board Member Tony Holladay and the motion carried unanimously.

**Agenda Item No. 9: Review and Consideration of Approval of the 2017 Holiday Schedule for the Employees of the Calhoun Port Authority.**

The Board Members reviewed a copy of the proposed 2017 Holiday Schedule for the employees of the Calhoun Port Authority. The schedule observed the same holidays as past years and was limited to a total of 11 days. Pursuant to further review and discussion, a motion was made by Board Member Tony Holladay to approve the 2017 Holiday Schedule as presented. The motion was seconded by Board Member J. C. Melcher, Jr. and the motion carried unanimously.

**Agenda Item No. 10: Review and Consideration of Approval of a Project Management Plan for the Matagorda Ship Channel Feasibility Study**



The Board Members reviewed a copy of the Matagorda Ship Channel Feasibility Study Project Management Plan between the U.S. Army Corps of Engineers. The agreement outlines the purpose of the plan, the study authority, the need for the study, the study location and the tasks and roles of responsibilities of the Corps and the Port. The port was responsible for \$1,500,000.00 which was 50% of the total study cost. The study was scheduled to be completed by August 8, 2019 which would allow time for the project to be included in the 2019 Water Resources Redevelopment Act for Congressional action. Pursuant to further review and discussion, a motion was made by Board Member J. C. Melcher, Jr. to approve the Project Management Plan for the Matagorda Ship Channel Feasibility Study. The motion was seconded by Board Member Tony Holladay and carried unanimously.

**Agenda Item No. 11: Review and Consideration of a Request for Authorization to Advertise for Competitive Bids for the General Cargo Dock Bulkhead Repair Project.**

The Board Members reviewed a request for authorization to advertise for bids on the general cargo dock bulkhead repair project from David Knuckey. The project would repair the split in the bulkhead that was discovered last spring. The project included patching the bulkhead and placement of low strength flowable fill/grout to fill the void. Pursuant to further review and discussion, a motion was made by Board Member Dell R. Weathersby to approve the Request for Authorization to Advertise for Competitive Bids for the General Cargo Dock Bulkhead Repair Project. The motion was seconded by Board Member Tony Holladay and the motion carried unanimously.

**Agenda Item No. 12: Review and Consideration of a Request for Authorization to Advertise for Competitive Bids for the Liquid Product Dock Fender Replacement Project.**

The Board Members reviewed a request for authorization to advertise for bids on the Liquid Product Dock Fender Replacement project from David Knuckey. The project would replace two fenders and fender panel boards on the liquid pier south. Pursuant to further review and discussion, a motion was made by Board Member Tony Holladay to approve the Request for Authorization to Advertise for Competitive Bids for the Liquid Product Dock Fender Replacement Project. The motion was seconded by Board Member Dell R. Weathersby and the motion carried unanimously.

**Agenda Item No. 13: Review and Consideration of Issuance of a Purchase Order to Benchmark Ecological Services, Inc. for Sampling and Technical Support for Pre-Dredge Sediment Evaluation for the South Peninsula Development Project.**

The Board Members reviewed a request from David Knuckey for a purchase order to be issued, not to exceed \$61,347.00, to Benchmark Ecological Services, Inc. to preform pre-dredge sediment testing. Pursuant to further review and discussion, a motion was made by Board Member Dell R. Weathersby to approve advertising this project for bids due to the cost of the evaluation. The motion was seconded by Board Member Tony Holladay and the motion carried unanimously.

**Agenda Item No. 14: Review and Consideration of a Professional Services Agreement with G&W Engineers for the Design of the South Peninsula Development Project.**

No action was taken on this agenda item.

**Agenda Item No. 15: Closed Session: As Authorized by Tex. Gov't Code 551.087 for the purpose of discussion regarding commercial information that the Port has received from a business**

prospect that the Port seeks to have locate, stay or expand in or near the territory of the Port and with which the Port is conducting economic development negotiations:

As authorized by Tex. Gov't Code §551.072 for the purpose of discussion with respect to the purchase, exchange, lease or value of real property.

As authorized by Tex. Gov't Code §551.071(2) to seek the advice of its attorney.

Board Chair Randy L. Boyd announced that as Authorized by Tex. Gov't Code 551.087 for the purpose of discussion regarding commercial information that the Port has received from a business that the Port seeks to have locate, stay or expand in or near the territory of the Port and with which the Port is conducting economic development negotiations:

As Authorized by Tex. Gov't Code Section 551.072, for the purpose of discussion with respect to the purchase, exchange, lease or value of real property.

As Authorized by Tex Gov't Code 551.071(2) to seek the advice of its attorney.

Further that, "No action or consensus would be taken in closed session" The Board convened in Closed Session at 10:12 a.m.

Agenda Item No. 16: Return to OPEN SESSION and take any action deemed necessary based upon discussion in closed meeting.

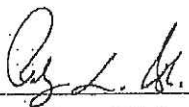
The Board reconvened in Open Session at 11:32 a.m. Board Chair Randy L. Boyd announced that "No action or consensus had been taken in closed session".

Agenda Item No. 17: Review and Discussion of the Joslin Wastewater Permit in Regards to Port Comfort Power LLC.


Pursuant to further review and discussion, a motion was made by Board Secretary H. C. Wehmeyer, Jr. to allow use of the permit by Port Comfort Power LLC for \$3,000.00 per month plus all fees associated with opening the permit. The motion was seconded by Board Member Deft R. Weathersby and the motion carried unanimously.

Agenda Item No. 18: Adjourn.

There being no further business to be brought before the Board, a motion was duly made that the meeting be declared adjourned at approximately 11:36 a.m. on Wednesday, January 11, 2017.

 2/8/17  
Randy L. Boyd, Board Chair

ATTEST:

  
H. C. Wehmeyer, Jr., Board Secretary

**CALHOUN PORT AUTHORITY  
REGULAR MEETING  
August 9, 2017**

A regular meeting of the Calhoun Port Authority was held on Wednesday, August 9, 2017 at 9:00 a.m. in the Calhoun Port Authority Board Room, Calhoun Port Authority Office, Point Comfort, Texas

**Board Members attending were:**

Commissioner # 2 – Dell R. Weathersby  
Commissioner # 3 – J.C. Melcher, Jr.  
Commissioner # 4 – Randy L. Boyd  
Commissioner # 5 – Aron Luna  
Commissioner # 6 – H. C. Wehmeyer, Jr.

**Staff Members present were:**

Charles R. Hausmann – Port Director  
Forrest Hawes – Deputy Port Director  
David Knuckey – Director of Engineering Services  
Anne Marie Odefey – Roberts, Roberts, Odefey & Witte  
Miranda Malek – Finance Assistant

**Others Present were:**

Kayla Meyers – *The Wave*  
Mickey Sappington – G&W Engineers, Inc.  
Bobby Sparkman – Formosa Plastics Corporation  
Steve Svetlik – NorthStar Terminals  
Carl Smith – NGL EP  
Aaron Martin – NGL EP

**Agenda Item No. 1: Call to Order:**

Board Chair Randy L. Boyd called the Regular Meeting to order at approximately 9:00 a.m. He announced that the agenda of the meeting was posted in accordance with the provisions of the Texas Open Meetings Act.

The Pledge of Allegiance was led by Board Chair Randy L. Boyd.

Board Chair Randy L. Boyd announced that the bidding session was closed as of 9:00 a.m.

**Agenda Item No. 2: Review and Consideration of Bids Received for the Cathodic Protection System, 2017 Anode Ground Bed Replacement Project and Award of Contract.**

Port Engineer David Knuckey opened and read aloud the bids that were received for the Cathodic Protection System, 2017 Anode Ground Bed Replacement Project. David Knuckey recommended to the Board to award the contract to the apparent low bidder, Global Cathodic Protection, Inc. with a bid of \$319,999.00. Pursuant to further review and discussion, a motion was made by Board Dell R. Weathersby to award the contract to Global Cathodic Protection, Inc. The motion was seconded by Board Member J. C. Melcher, Jr. and the carried unanimously.

**Agenda Item No. 3: Approve the minutes of the Wednesday, July 12, 2017 Regular Meeting.**



The Board Members reviewed the minutes of the Wednesday, July 12, 2017 Regular Meeting. Pursuant to further review and discussion, a motion was made by Board Member J. C. Melcher, Jr. to approve the minutes as presented. The motion was seconded by Board Secretary H. C. Wehmeyer, Jr. and the motion carried unanimously.

**Agenda Item No. 4: Review of Financial Reports: All Funds.**

Deputy Director Forrest Hawes presented the following financial information to the Board Members for Review:

Fund Balance Report as of July 31, 2017:

- 1.) Accounts Receivable Report as of July 31, 2017
- 2.) Mr. Hawes reported to the Board Members that the accounts receivable report specified that the accounts receivable were 95% current as of July 31, 2017.

**Agenda Item No. 5: Approval of Disbursements and Transfers: All Funds**

The Board Members reviewed the August 9, 2017 Port Operations Account disbursements. Pursuant to review, a motion was made by Board Member Dell R. Weathersby to approve disbursements and the corresponding transfers for August 9, 2017. The motion was seconded by Board Secretary H. C. Wehmeyer, Jr. and the motion carried that the disbursements and the corresponding transfers be approved.

<b><u>CHECK NO.</u></b>	<b><u>FUND ACCOUNT</u></b>	<b><u>AMOUNT</u></b>
<b><u>GROSS REVENUE FUND</u></b>		
2017-045	To Port Operations Fund	\$ 61,528.20
2017-046	To Port Operations Fund	54,225.35
2017-047	To Port Operations Fund	179,403.07
	Total	\$ 295,156.62
<b><u>MAINTENANCE AND OPERATIONS FUND</u></b>		
2017-045	To Port Operations Fund	\$ 4,714.06
2017-046	To Port Operations Fund	4,152.10
2017-047	To Port Operations Fund	22.39
	Total	\$8,888.55
<b><u>BUSINESS DEVELOPMENT FUND</u></b>		
2017-047	To Port Operations Fund	\$ 183.77
	Total	\$ 183.77
<b><u>DEPRECIATION &amp; MAJOR REPAIR FUND</u></b>		
	To Port Operations Fund	
	Total	
<b><u>AN/NH3 OPERATING FUND</u></b>		

2017-047	To Port Operations Fund	\$ 48,067.70
	Total	\$ 48,067.70

<b>TOTAL TRANSFERS TO PORT OPERATIONS ACCOUNT</b>	<b>\$ 352,296.64</b>
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**INTERFUND TRANSFERS**

<u>DATE</u>	<u>FROM</u>	<u>TO</u>	<u>AMOUNT</u>
8/9/17	AN/NH3 Operating	AN/NH3 Dep. M/R	\$7,500.00
	Total		<u>\$7,500.00</u>

**Agenda Item No. 6: Port Director's Report.**

Charles Hausmann, Port Director, reported the following:

A. Harbor Traffic Statistics for the month of July:

That a total of 97 vessels had arrived at the public port facilities during the month of July; 26 deep draft arrivals and 71 inland barges and a total of 216 invoices were issued. Further, that 11 deep draft vessels were already on schedule for August arrival.

B. Total revenue tons for the month of July were 361,603.0 short tons.

C. NGL loaded out 14 crude oil barges totaling 61,562.1 short tons.

D. NST loaded out 2 condensate barges totaling 7,083.7 short tons.

E. PMI had completed the General Cargo Dock Void Repairs.

F. Formosa Plastics brought in 928.9 tons of heavy lift equipment in crates for their expansion project.

**Agenda Item No. 7: Public Comment.**

No action was taken on this agenda item.

**Agenda Item No. 8: Review and Consideration of Board Members Committee/Conference Attendance.**

Pursuant to further review and discussion, a motion was made by Board Member J. C. Melcher, Jr. to approve the Board Members Committee/Conference Attendance. The motion was seconded by Board Member Dell R. Weathersby and the motion carried unanimously.

**Agenda Item No. 9: Review and Consideration of Entering into a Professional Services Agreement with Adkins North America for the Matagorda Ship Channel Feasibility Study, Hazardous, Toxic and Radioactive Waste (HTRW) and Air Quality Updates.**

The Board reviewed a memo from Port Engineer David Knuckey and a proposal from Adkins North American for providing an update to the 2009 Environmental Impact Statement and the Hazardous, Toxic and Radioactive Waste and Air Quality Update. This update was required for the Feasibility Study that was being prepared for the widening and deepening of the Matagorda Bay Ship Channel by the Galveston District of the Corps of Engineers. Pursuant to further review and discussion, a motion was made by Board Member J. C. Melcher, Jr. to approve entering into a Professional Services Agreement with Adkins North American for the Matagorda Ship Channel Feasibility Study, Hazardous, Toxic and Radioactive Waste and Air Quality Updates. The motion was seconded by Board Member Dell R. Weathersby and the motion carried unanimously.

**Agenda Item No. 10: Review and Consideration of Texas A&M Transportation Institute Performing a Benefit-Cost and Economic Impact Study for the South Peninsula Improvement Project.**

The Board Members reviewed a proposal from Texas A&M Transportation Institute for completion of a benefit/Cost and Economic Impact Study of the South Peninsula Development Project. The study was required for the Port to be able to apply for INFRA Grant funds through the federal government and would cost \$26,800.00. Pursuant to further review and discussion, a motion was made by Board Member Dell R. Weathersby to allow the Texas A&M Transportation Institute to perform a Benefit-Cost and Economic Impact Study for the South Peninsula Improvement Project. The motion was seconded by Board Member J. C. Melcher, Jr. and the motion carried unanimously.

**Agenda Item No. 11: Review and Consideration of Locations for a Pipeline Easement and a ground Lease for Seahawk Pipeline LLC at the Bean Tract.**

The Board Members reviewed copies of the plats showing the proposed ground lease area and the propose pipeline easements. The easement rate for the 12-inch pipeline would be \$8,879.50 for a 10-year period and for the 0.69-acre lease site the fee would be \$5,175.00 per year for 10 years. Pursuant to further review and discussion, a motion was made by Board Secretary H. C. Wehmeyer, Jr. to approve the suggested location for a pipeline easement and ground lease for Seahawk Pipeline LLC at the Bean Tract for the discussed rates. The motion was seconded by Board Member Dell R. Weathersby and the motion carried unanimously.

**Agenda Item No. 12: Closed Session: As Authorized by Tex. Gov't Code 551.087 for the purpose of discussion regarding commercial information that the Port has received from a business prospect that the Port seeks to have locate, stay or expand in or near the territory of the Port and with which the Port is conducting economic development negotiations;**

**As authorized by Tex.Gov't Code §551.072 for the purpose of discussion with respect to the purchase, exchange, lease or value of real property.**

**As authorized by Tex.Gov't Code §551.071(2) to seek the advice of its attorney.**

Board Chair Randy L. Boyd announced that as Authorized by Tex. Gov't Code 551.087 for the purpose of discussion regarding commercial information that the Port has received from a business that the Port seeks to have locate, stay or expand in or near the territory of the Port and with which the Port is conducting economic development negotiations;

As Authorized by Tex. Gov't Code Section 551.072, for the purpose of discussion with respect to the purchase, exchange, lease or value of real property.

As Authorized by Tex. Gov't Code 551.071(2) to seek the advice of its attorney.

Further that, "No action or consensus would be taken in closed session" The Board convened in Closed Session at 9:22 a.m.

**Agenda Item No. 13: Return to OPEN SESSION and take any action deemed necessary based upon discussion in closed meeting.**

The Board reconvened in Open Session at 10:07 a.m. Board Chair Randy L. Boyd announced that "No action or consensus had been taken in closed session".



Agenda Item No.14: Review and Consideration of an Option to Lease Agreement  
Between the Calhoun Port Authority and NAmericao.Energy Holdings, LLC.

Pursuant to further review and discussion, a motion was made by Board Member Dell R. Weathersby to approve the option to lease with a Potential Customer as discussed in closed session at a rate of \$7,500.00 per acer.per year. The motion was seconded by Board Member H. C. Wehmeyer, Jr. and the motion carried unanimously.

Agenda Item No. 15: Adjourn.

There being no further business to be brought before the Board, a motion was duly made that the meeting be declared adjourned at approximately 10:08 a.m. on Wednesday, August 9, 2017.

 10/11/17  
Randy L. Boyd, Board Chair

ATTEST:

  
H. C. Wehmeyer, Jr., Board Secretary

**CALHOUN PORT AUTHORITY  
REGULAR MEETING  
November 8, 2017**

A regular meeting of the Calhoun Port Authority was held on Wednesday, November 8, 2017 at 9:00 a.m. in the Calhoun Port Authority Board Room, Calhoun Port Authority Office, Point Comfort, Texas

**Board Members attending were:**

Commissioner # 1 – Shields "Tony" A. Holladay  
Commissioner # 2 – Dell R. Weathersby  
Commissioner # 3 – J.C. Melcher, Jr.  
Commissioner # 4 – Randy L. Boyd  
Commissioner # 5 – Aron Luna  
Commissioner # 6 – H. C. Wehmeyer, Jr.

**Staff Members present were:**

Charles R. Hausmann – Port Director  
Forrest Hawes – Deputy Port Director  
David Knuckey – Director of Engineering Services  
Wanda Roberts – Roberts, Roberts, Odefey & Witte  
Miranda Malek – Finance Assistant

**Others Present were:**

Melony Overton – The Wave  
Steve Svetlik – NorthStar Terminals  
Carl Smith – NGL  
Aaron Martin – NGL  
Jose Perez – Russell Marine  
Brian Swales – Laredo Offshore  
Charles Belaire – Belaire Environmental  
Rebecca Muckleroy – Belaire Environmental  
Pablo Bautista – NST Point Comfort Holdings

**Agenda Item No. 1: Call to Order:**

Board Chair Randy L. Boyd called the Regular Meeting to order at approximately 9:00 a.m. He announced that the agenda of the meeting was posted in accordance with the provisions of the Texas Open Meetings Act.

The Pledge of Allegiance was led by Board Chair Randy L. Boyd.

Board Chair Randy L. Boyd announced that the bidding session for the Barge Breasting Dolphin Mooring Bollard Replacement Project was closed.

**Agenda Item No. 2: Review and Consideration of Receipt of Audited Financial Statements for Fiscal Year 2017 and all funds of the Calhoun Port Authority as prepared by Harrison, Waldrop & Uherek, LLP Certified Public Accountants.**

No action was taken on this agenda item.

**Agenda Item No. 3: Review and Consideration of Bids Received for the Barge Breasting Dolphins Mooring Bollard Replacement Project and Award Contract.**

Port Engineer David Knuckey opened the bids received for the Barge Breasting Dolphins, Mooring Bollard Replacement Project and read them aloud. Pursuant to further review and discussion,

No action was taken on this agenda item.

**Agenda Item No. 7: Review and Consideration of Board Members Committee/Conference Attendance.**

Pursuant to further review and discussion, a motion was made by Board Member J. C. Melcher, Jr. to approve the Board Members Committee/Conference Attendance. The motion was seconded by Board Member Tony Holladay and the motion carried unanimously.

**Agenda Item No. 8: Review and Consideration of an Update on the South Peninsula Development Project.**

No action was taken on this agenda item.

**Agenda Item No. 10: Review and Consideration of the Designation of Port Director Charles Hausmann as the Accredited Delegate and Randy Boyd, Board Chair as the Alternate Delegate of the Calhoun Port Authority at the Annual Meeting of the American Association of Port Authorities on Wednesday, October 4, 2017.**

The Board Members reviewed a copy of the AAPA form for the Accredited Delegate designation of Charles Hausmann, Port Director as the Accredited Delegate and Mr. Randy Boyd, Board Chair as the Alternate Delegate for the annual meeting of the American Association of Port Authorities. Pursuant to further review and discussion, a motion was made by Board Member Tony Holladay to designate Port Director Charles Hausmann as the Accredited Delegate and Randy Boyd, Board Chair as the Alternate Delegate of the Calhoun Port Authority at the Annual Meeting of the American Association of Port Authorities. The motion was seconded by Board Member Dell R. Weathersby and the motion carried unanimously.

**Agenda Item No. 11: Review and Consideration of the Routing of Pipeline Easement Across Calhoun Port Authority Property for Formosa Plastics.**

The Board Members reviewed a copy of a drawing of the proposed route for four pipelines that would be coming from Formosa's proposed EG-2 plant. Pursuant to further review and discussion, a motion was made by Board Member J. C. Melcher, Jr. that two routes be prepared for design purposes and for these routes to be brought back to the Board for consideration and technical review. The motion was seconded by Board Member Tony Holladay and the motion carried unanimously.

**Agenda Item No. 12: Review and Consideration of Approval of an Amended Professional Services Agreement with Atkins North America for the Matagorda Ship Channel Feasibility Study, Hazardous, Toxic and Radioactive Waste (HTRW) and Air Quality Updates.**

The Board members reviewed a copy of an interoffice memorandum from Port Engineer, David Knuckey and a revised proposal from Atkins North America for providing an update to the 2009 Environmental Impact Statement and the Hazardous, Toxic and Radioactive Waste and Air Quality Update. The update was required for the Feasibility study that was being prepared for the widening and deepening of the Matagorda Ship Channel by the Galveston District of the Corps of Engineers. The new estimated cost for the update was \$83,158.00 and this cost would count toward the Port's 50% share of the feasibility study. The total increase was not to exceed \$9,089.00. Pursuant to further review and discussion, a motion was made by Board Member Tony Holladay to approve the Amended Professional



Services Agreement with Atkins North American. The motion was seconded by Board Member Dell R. Weathersby and the motion carried unanimously.

**Agenda Item No. 13: Review and Consideration of Assignment of a Lease from SN Terminal LLC to NGL Crude Terminals LLC.**

The Board reviewed documents reviewing the assignment of a lease from SN Terminal LLC to NGL Crude Terminals LLC. Pursuant to further review and discussion, a motion was made by Board Member Tony Holladay to approve the assignment of a Lease from SN Terminal LLC to NGL Crude Terminals LLC. The motion was seconded by Board Member J. C. Melcher Jr. and the motion carried unanimously.

**Agenda Item No. 14: Review and Consideration of Approval of a Lease between the Calhoun Port Authority and Seahawk Pipeline LLC for 0.69 Acres.**

The Board Members reviewed a copy of the lease agreement with Seahawk Pipeline LLC for 0.69 acres located on the Bean Property for the placement of Seahawks pig launching pad. The annual rent for this property would be \$5,175.00 per year for a 10 year period with two ten year renewals. Pursuant to further review and discussion, a motion was made by Board Member Tony Holladay to approve the lease between the Calhoun Port Authority and Seahawk Pipeline LLC. The motion was seconded by Board Member Dell R. Weathersby and the motion carried unanimously.

**Agenda Item No. 15: Review and Consideration of Approval of an Easement for a 12 Inch, 211.85 Rod Crude Oil Pipeline Seahawk Pipeline LLC.**

The Members of the Board reviewed a copy of the easement agreement for a 211.85 rod easement for a 12-inch pipeline that would carry crude oil from the Arrowhead storage tank to North Star Terminal's storage tank. The fee for the 10-year easement was \$8,879.50 plus a \$7,500.00 administrative fee. Pursuant to further review and discussion, a motion was made by Board Member J. C. Melcher, Jr. to approve the easement for a 12-inch 211.85 Rod Crude Oil Pipeline Seahawk Pipeline LLC. The motion was seconded by Board Member Dell R. Weathersby and the motion carried unanimously.

The Board did not officially reopen the Closed Session. Closed session was officially ended at 10:12 a.m.

**Agenda Item No. 18: Adjourn.**

There being no further business to be brought before the Board, a motion was duly made that the meeting be declared adjourned at approximately 10:12 a.m. on Wednesday, September 13, 2017.

 10/11/17  
Randy L. Boyd, Board Chair

ATTEST:

  
H. C. Wehmeyer, Jr., Board Secretary